Karen Johnson Davidson County
Batch# 982380 DEEDQC
03/20/2023 12:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230320-0019964

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

WG-QCD-23-635

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua M Perencevic		
(NAME)	(NAME)	**146 11 0 070.00**
4065 Cane Ridge Pkwy,Apt 213	**Same**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSHUA M PERENCEVIC,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JOSHUA M PERENCEVIC** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 53 on the Map of Section One, Revised, of Crieve Hall Estates, as of record in Book 1835, Pages 122, 123, and 124, Register's Office for said County.

Said Lot No. 53 fronts 100 feet on the south side of Crieve Road and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Joshua M. Perencevic as to a 45% undivided interest from Richard A. Taylor and Jennifer L. Robeson, Co-Guardians of the Property of Joshua M. Perencevic by Quitclaim Deed of record in Instrument Number 20131119-0118974 in the Register's Office for Davidson County, Tennessee.

Further, also being the same property conveyed to Joshua M. Perencevic as to a 55% undivided interest from Richard A. Taylor by Quitclaim Deed of record in Instrument Number 20130924-0100137 in the Registers Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **635 Crieve Road, Nashville, Tennessee 37220**.

Witness my/our hand(s) this the 13 day of March, 2023.

Joshua M Perencevic

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA M PERENCEVIC, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of March, 2023.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, Gabriel R. Lutz, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 03/13/2023 (date of document).

Affiant Signature

Date 03/13/2023

State of New York

County of Clinton

Sworn to and subscribed before me this 13 day of March, 2023.

William E. Grones
Notary Public - State of New York
No. 01GR6443451
Qualified in Clinton County
My Commission Expires 11/07/2026

Notary's Signature

MY COMMISSION EXPIRES: 11/07/2026